

ORDINANCE NO. 00-383

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
AMENDING ARTICLE 1, CREATING ARTICLE 6.2 AND AMENDING ARTICLE 30,
ALL IN CHAPTER 2 OF TITLE 10 OF THE LOS ALTOS MUNICIPAL CODE
SETTING FORTH THE REQUIREMENTS FOR A SINGLE-STORY OVERLAY
ZONING DISTRICT REGULATIONS**

SECTION 1. FINDINGS: The City Council of the City of Los Altos hereby finds:

- a) That the zoning ordinance shall be consistent with the General Plan as provided by Section 65860 *et. seq.* of the California Government Code;
- b) That the proposed code amendments are consistent with and serve to implement Goal 1 and Policy 11 of Chapter 3 (Community Design & Historic Resources) and Goal 1 and Policy 3 of Chapter 5 (Residential Development) of the Los Altos General Plan;
- c) That this ordinance is not subject to the California Environmental Quality Act according to Section 15061 (b) (3) of the Act because it can be seen with certainty that no environmental effects will occur from the code amendments;
- d) That the City Council has heard and considered oral and written comments submitted at public meetings and considers this code amendment in the best public interests.

SECTION 2. AMENDMENT OF CODE: Subsections (e) and (t) are hereby added to Section 10-2.106 of Article 1 of Chapter 2 of Title 10 of the Los Altos Municipal Code to read as follows:

Section 10-2.106. Districts.

- ...
- (e) Single-Story Single-Family Overlay District (R1-S);
- ...
- (t) Affordable Housing/Mixed Use Overlay District Regulations (AH/MU);
- ...

SECTION 3. AMENDMENT OF CODE: Article 6.2 is hereby added to Chapter 2 of Title 10 of the Los Altos Municipal Code to read as follows:

Article 6.2. Single-Story Single-Family Overlay District Regulations (R1-S)

Section 10-2.6201. R1-S overlay districts (R1-S).

The regulations, general provisions and exceptions set forth in this article and in Article 27 shall apply in the R1-S District and shall supplement, and be used in conjunction with, the standards and requirements of the underlying zoning district. The purpose of the R1-S district is to modify the height and number of stories permitted in any R1 zoning district to preserve and maintain single-family neighborhoods of predominantly single-story character.

Section 10-2.6202. Application (R1-S).

The R1-S district shall apply at the discretion of the City Council; an application shall be accompanied by the appropriate fee as set by the City Council. The R1-S district shall apply to only clearly defined neighborhoods as determined by the City Council based upon adopted guidelines.

Section 10-2.6203. Eligibility (R1-S).

A neighborhood shall demonstrate a minimum 70% property support for the application by the manner set forth by the City Council in order to be eligible for the R1-S district.

Section 10-2.6204. Expiration (R1-S).

The R1-S district regulations in a specific neighborhood shall expire seven (7) years after its effective date, or one (1) year after notification of the expiration by the City, whichever is greater. The City shall make a good faith effort to mail notification of the expiration to all current property owners in an R1-S district at least one (1) year in advance of, but no earlier than 15 months in advance of, the expiration date.

Section 10-2.6205. Development standards (R1-S).

Unless otherwise specified by this article, the development standards of the underlying zoning district shall apply in the R1-S district. Development standards shall include but not be limited to site area, coverage, floor area ratio, front yard, side yards, rear yard, off-street parking, height of structures, design control, signs and fences. The height of structures in an R1-S shall be limited as follows:

- (a) The overall height shall be limited to 20 feet;
- (b) The number of stories shall be limited to one, not including basements.

SECTION 4. AMENDMENT OF CODE: Section 10-2.3009 of Article 30 of Chapter 2 of Title 10 of the Los Altos Municipal Code is hereby amended to read as follows:

Section 10-2.3009. New applications.

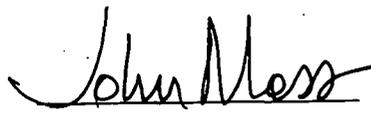
After denial of an application for a change in a district boundary, no application for the same or substantially the same change shall be filed within a period of one year of the date of such denial. Except that in the case of failure to demonstrate the minimum required property owner support for an R1-S district as set forth in Section 10-2.6203 in the manner set forth by the City Council, no such application for the same or substantially the same neighborhood shall be filed within a period of seven years of the date of such failure to demonstrate the minimum required property owner support.

SECTION 5. PUBLICATION: A summary of this ordinance shall be published in the Los Altos Town Crier, as provided for in California Government Code Section 36933.

SECTION 6. EFFECTIVE DATE: This ordinance shall be effective upon the commencement of the thirty-first day following the adoption date.

The forgoing ordinance was duly and regularly introduced at a meeting of the City Council of the City of Los Altos on May 9, 2000 and was thereafter, at a regular meeting held on June 13, 2000, and passed and adopted by the following vote:

Ayes: Mayor Moss, Councilmembers Becker, La Poll, and Lear
Noes: Councilmember Casto
Absent: None


John Moss, Mayor

Attest:


Carol Scharz, City Clerk